

RENTAL AGREEMENT FOR OVERNIGHT GUEST WITH WEEKEND OR WEEKLY RESERVATIONS

You must be at least 22 years of age or older in order to book a reservation at the Lake Murray Manor House.

1. No pets are allowed anywhere on the property. The occupancy of any pets will result in immediate eviction and loss of all rents and security deposits.
2. Only the number of guest stated on the lease may occupy the house for overnight stays. Any violation of this condition will result in immediate eviction of all persons on the property and loss of all rents and security deposits.
3. No campers, tents or sleeping on the grounds of the property are allowed. Violators will be evicted by appropriate authorities.
4. Check-in time is 4pm Friday and check-out time is 10 am Sunday for weekend rentals.
5. Check-in time is 4pm Sunday and check-out time is 10 am Friday for weekly rentals.
6. Renters may purchase both a weekly and weekend rental stay by making two separate purchases running consecutively.
7. Fifty percent of the rental fee and security deposit is required at the time the reservation is made. The remaining fee and security deposit is due 14 days before the arrival date. No change to this time frame is permitted. Upon receipt of all deposits, confirmation and directions to the vacation house will be emailed to guest.
8. Security deposits will be returned within 30 days of guest(s) departure minus any deductions for damage to the house, contents, or grounds beyond normal wear and tear caused by the guest and/or any of his invitees. Repairs to and cleaning cost beyond normal service will be deducted when necessary to restore house, contents and grounds to pre reservation status.
9. A \$100 administrative fee is assessed for all cancellations. However, if guest(s) cancels 30 days prior to the arrival date, all advance payment will be forfeited.
10. Reservation changes can be made up to 30 days prior to guest(s) arrival date. A \$100 rescheduling fee will be charged.
11. No shows will forfeit all payments made for the reservation period.
12. A \$50 service charge will be incurred for any returned checks.
13. Confirmation of reservation will be sent to guest(s) by email. Occupancy of house is restricted to the limits set for the house. There is no overnight occupancy of grounds by any guest(s) or invitees.
14. You will be given the location of a key lock box and code when you arrive for your rental time. One set of keys will remain in the lock box and the other will be for your use during your stay and will be returned by you to the lock box on departure. Lost or keys not returned will result in a \$150 deduction from your security deposit.
15. Satellite television is provided in each unit on large screen plasma televisions. HBO, Cinemax, and Starz are included.
16. No smoking is allowed anywhere in the manor house or porches. If any smoking smells or debris is found in the house, the entire security deposit will be forfeited and guest will be asked to

leave. Smoking on the grounds requires that smoking litter be cleaned up. A deduction from your security deposit will be made if any litter from smoking is found.

17. Washers and dryers are located on the ground floor for use by guest of each rental unit. Please provide your own washing and drying supplies.
18. A set of linens and towels are provided for each unit to match the number of guest allowed per unit. A starter set of toilet tissue and paper toweling is provided. A starter set of dishwashing liquid, kitchen paper toweling and trash bags is provided. You will need to provide your supplies beyond the starter supplies.
19. A hot tub is available for use by guest(s) named on the rental agreement. Guest must sign a release form necessary to protect the health and welfare of the guest(s). This form will be reviewed and signed at the time hot tub use is requested and reserved.
20. A deck boat and a golf cart are available for rental. Guest must sign a rental agreement form and reserve usage times after they arrive on site in order to rent the boat or golf cart. The golf cart cannot be driven by anyone under the age of 18. Renters without boating experience will not be allowed to drive the deck boat. No guest under the age of 22 may drive the deck boat. Touring the lake, taking trips for early dinners at the nearby marinas, or going on special occasion trips can be arranged at time of arrival at the manor house.
21. On the morning of departure guest should strip beds of sheets and pillowcases and place them in the plastic bag provided which should then be left at the base of the bed. Comforters and bedspreads should be placed on the bed. Towels should be placed in the plastic bag provided and then left on the bathroom floor. In the main floor kitchen all kitchen dishes, utensils, pots and pans should be loaded in the dish washer and washed then placed back on the shelves. Upper and ground floor units do not have a dishwasher so dishes, utensils, and pots and pan will be washed and placed in the drying rack on the counter. All refrigerator items need to be removed and taken or placed in the kitchen trash bags provided. Bags should be left in the kitchen area at check-out time. Check-out time is 10:00 am.
22. Any appliance or equipment problems should be reported to 803-781-9246 or 803-315-7668 as soon as a problem occurs. If a problem was due to guest(s) oversight or neglect, the repair cost will be deducted from the security deposit with any overages billed to the guest(s).
23. If Lake Murray Manor House needs to terminate a reservation before the date of guest arrival, then a refund minus a \$50 service fee will be made by check.
24. Owners of the manor house may enter the rental property anytime to check occupancy, check for damages, investigate disturbances or make repairs.
25. Guest agrees to indemnify and save harmless the owner of the Lake Murray Manor House for any liabilities, theft, damage cost, or expense whatsoever arising from or related to a claim or litigation which may arise out of or in connection with guest(s) use and occupancy of the rental property including but not limited to any claim or liability for personal injury or damage or theft of property which is made, incurred, or sustained by guest(s).